

CEQA DETERMINATION OF EXEMPTION

Subject: This California Environmental Quality Act (CEQA) Determination of Exemption is in compliance with Carlsbad Municipal Code Section 19.04.060. An appeal to this determination must be filed in writing with the required fee within ten (10) calendar days of the City Planner's decision consistent with Carlsbad Municipal Code Section 21.54.140.

City Planner Decision Date: October 4, 2023

Project Number and Title: CDP 2022-0066 (DEV2022-0219) – LABOUNTY RESIDENCE - 3940

Project Location - Specific: 3940 Garfield Street (APN 206-012-05-00)

Project Location - City: Carlsbad **Project Location - County:** San Diego

Description of Project: Demolition of an existing single-family dwelling and construction of a 3,599-square-foot, 30-foot-tall, three-story single-family dwelling with 1,583-square-feet of decks and patios, including a 445-square foot roof deck and 63-square-feet of roof storage, and a 570-square foot, attached, two-car garage.

Name of Public Agency Approving Project: City of Carlsbad

Name of Person or Agency Carrying Out Project: City of Carlsbad

Name of Applicant: Allan Teta

Applicant's Address: 300 Carlsbad Village Drive, Suite 108A-336, Carlsbad, CA 92008

Applicant's Telephone Number: 760-268-9090

Name of Applicant/Identity of person undertaking the project: Allan Teta

Exempt Status: Categorical Exemption: Section 15303(a) and (e)(New Construction or Conversion of Small Structures)

Reasons why project is exempt: Categorical Exemption: Section 15303(a) and (e) of CEQA exemptions (Class 3) exempts the construction of one single-family residence, or a second dwelling unit in a residential zone and accessory structures including garages. The project consists of a single-family residence and attached garage in a residential zone.

Lead Agency Contact Person: Lauren Yzaguirre, Associate Planner Telephone: 442-339-2634

Eric Lardy

10-4-23

ERIC LARDY, City Planner

Date